

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	89.99 %	91.16 %	47	92.07 %	32	33	
% of Funds Disbursed	78.22 %	83.89 %	67	84.14 %	15	19	
Leveraging Ratio for Rental Activities	3.77	5.84	49	4.79	39	41	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	75.05 %	1	81.45 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	44.86 %	69.01 %	66	69.74 %	10	12	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	77.05 %	79.06 %	59	80.97 %	27	30	
% of 0-30% AMI Renters to All Renters***	54.92 %	40.24 %	25	45.50 %	69	68	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.07 %	93.41 %	79	95.55 %	8	10	
Overall Ranking:			In State: 41 / 92		Nationally: 35 41		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$46,386	\$35,004		\$26,831	122 Units	46.00 %	
Homebuyer Unit	\$57,193	\$20,947		\$15,029	53 Units	20.00 %	
Homeowner-Rehab Unit	\$39,753	\$27,511		\$20,806	51 Units	19.20 %	
TBRA Unit	\$11,537	\$2,735		\$3,228	39 Units	14.70 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): El Monte CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$146,680	\$189,201	\$42,217
State:*	\$135,492	\$114,689	\$28,606
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ: 3.8 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	17.1	3.8	29.4	0.0	Single/Non-Elderly:	4.8	7.5	13.7	0.0
Black/African American:	1.9	1.9	0.0	0.0	Elderly:	71.4	1.9	35.3	0.0
Asian:	35.2	11.3	2.0	0.0	Related/Single Parent:	9.5	5.7	21.6	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	7.6	73.6	27.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	5.7	11.3	2.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	2.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	1.9	1.9	3.9	0.0					
Asian/Pacific Islander:	1.0	24.5	0.0	0.0					
ETHNICITY:									
Hispanic	42.9	56.6	62.7	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	58.1	1.9	25.5	0.0	Section 8:	0.0	0.0 [#]		
2 Persons:	23.8	15.1	31.4	0.0	HOME TBRA:	1.0			
3 Persons:	5.7	15.1	13.7	0.0	Other:	1.0			
4 Persons:	4.8	39.6	5.9	0.0	No Assistance:	98.1			
5 Persons:	1.9	18.9	9.8	0.0					
6 Persons:	1.9	9.4	5.9	0.0					
7 Persons:	0.0	0.0	3.9	0.0					
8 or more Persons:	3.8	0.0	3.9	0.0	# of Section 504 Compliant Units / Completed Units Since 2001				0

* The State average includes all local and the State PJs within that state

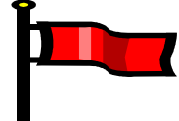
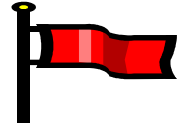
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): El Monte State: CA Group Rank: 35
 (Percentile)
 State Rank: 41 / 92 PJs Overall Rank: 41
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	44.86	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	77.05	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	86.07	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	3.19	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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